

Annual Urban Renewal Report, Fiscal Year 2013 - 2014

Levy Authority Summary

Local Government Name: WEST UNION
Local Government Number: 33G322

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
WEST UNION IND URBAN RENEWAL	33002	8
WEST UNION COMM URBAN RENEWAL	33003	6
WEST UNION UNION RIDGE URBAN RENEWAL	33008	1
WEST UNION NORTH PARK HEIGHTS URBAN RENEWAL	33010	1
WEST UNION GUNDERSEN CLINIC URBAN RENEWAL	33013	1

TIF Debt Outstanding: 1,113,369

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:	139,966	41,404	Amount of 07-01-2013 Cash Balance Restricted for LMI
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TIF Revenue:	115,372
TIF Sp. Revenue Fund Interest:	0
Asset Sales & Loan Repayments:	0
Total Revenue:	115,372

Rebate Expenditures:	29,115
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	29,115

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:	226,223	26,403	Amount of 06-30-2014 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance:** 858,031

Urban Renewal Area Data Collection

Local Government Name: WEST UNION (33G322)
 Urban Renewal Area: WEST UNION IND URBAN RENEWAL
 UR Area Number: 33002
 UR Area Creation Date: 09/1991

To contribute to a diversified, well-balanced local economy by creating job opportunities and strengthening the property tax base. To assist in providing land for new and expanded industrial development.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
WEST UNION CITY/NORTH FAYETTE SCH/WEST UNION UR IND TIF INCREM	33114	33115	2,164,339
WEST UNION CITY AG/NORTH FAYETTE SCH/WEST UNION UR IND TIF INCREM	33116	33117	0
UNION TWP/NORTH FAYETTE SCH/WEST UNION UR IND TIF INCREM	33118	33119	0
WEST UNION CITY/NORTH FAYETTE SCH/WEST UNION BAUMLER IMPLEMENT UR TIF INCREM	33181	33182	312,673
WEST UNION CITY/NORTH FAYETTE SCH/WEST UNION GARVIN & MOSER UR TIF INCREM	33185	33186	0
WEST UNION CITY/NORTH FAYETTE SCH/WEST UNION STONEY BROOK APTS. UR TIF INCREM	33191	33192	78,871
WEST UNION CITY/NORTH FAYETTE SCH/WEST UNION STONEY BROOK ESTATES/UR IND TIF INCREM.	33203	33204	368,420
WEST UNION CITY/NORTH FAYETTE SCH/WEST UNION UNITED DAIRY/UR IND TIF INCREM.	33207	33208	53,010

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	674,120	1,652,490	4,196,970	4,298,330	0	0	10,821,910	0	10,821,910
Taxable	404,021	872,799	4,196,970	4,298,330	0	0	9,772,120	0	9,772,120
Homestead Credits									3

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:

0

0

Amount of 07-01-2013 Cash Balance Restricted for LMI

TIF Revenue: 27,757
 TIF Sp. Revenue Fund Interest: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 27,757

Rebate Expenditures: 25,527
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 25,527

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:

2,230

0

Amount of 06-30-2014 Cash Balance Restricted for LMI

Projects For WEST UNION IND URBAN RENEWAL

Stoney Brook Apartments

Description:	Assisted living apartment
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	Yes
Payments Complete:	No

Stoney Brook Estates

Description:	Nine additional assisted living apartments
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	Yes
Payments Complete:	No

Baumler Implements

Description:	Built 92' by 84' building
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

United Dairy systems, Inc.

Description:	Build 64' by 56' warehouse
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

Baumler Implements #2

Description:	Buils 120 by 94 foot Warehouse
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For WEST UNION IND URBAN RENEWAL

Stoney Brook Apartment Rebate

Debt/Obligation Type:	Rebates
Principal:	137,997
Interest:	0
Total:	137,997
Annual Appropriation?:	No
Date Incurred:	12/01/2010
FY of Last Payment:	2020

Stoney Brook Estates Rebate

Debt/Obligation Type:	Rebates
Principal:	229,510
Interest:	0
Total:	229,510
Annual Appropriation?:	No
Date Incurred:	12/01/2009
FY of Last Payment:	2023

Baumler Implement Rebate

Debt/Obligation Type:	Rebates
Principal:	20,071
Interest:	0
Total:	20,071
Annual Appropriation?:	No
Date Incurred:	12/01/2008
FY of Last Payment:	2018

United Dairy Rebate

Debt/Obligation Type:	Rebates
Principal:	13,588
Interest:	0
Total:	13,588
Annual Appropriation?:	No
Date Incurred:	08/01/2011
FY of Last Payment:	2023

Baumler Implements #2

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	03/18/2013
FY of Last Payment:	2022

Rebates For WEST UNION IND URBAN RENEWAL

705 S. Pine Street West Union, Iowa 52175

TIF Expenditure Amount:	1,336
Rebate Paid To:	Garvin & Moser LLC
Tied To Debt:	Stoney Brook Apartment Rebate
Tied To Project:	Stoney Brook Apartments
Projected Final FY of Rebate:	2020

705 S. Pine Street West Union, Iowa 52175

TIF Expenditure Amount:	12,457
Rebate Paid To:	Garvin & Moser LLC
Tied To Debt:	Stoney Brook Estates Rebate
Tied To Project:	Stoney Brook Estates
Projected Final FY of Rebate:	2023

1306 Highway 150 S. West Union, Iowa 52175

TIF Expenditure Amount:	10,836
Rebate Paid To:	Baumler Implements Inc.
Tied To Debt:	Baumler Implement Rebate
Tied To Project:	Baumler Implements
Projected Final FY of Rebate:	2018

210 North Industrial Parkway West Union, Iowa 52175

TIF Expenditure Amount:	898
Rebate Paid To:	United Dairy Systems, Inc.
Tied To Debt:	United Dairy Rebate
Tied To Project:	United Dairy systems, Inc.
Projected Final FY of Rebate:	2023

1306 Highway 150 South West Union

TIF Expenditure Amount:	0
Rebate Paid To:	Baumler Implements
Tied To Debt:	Baumler Implements #2
Tied To Project:	Baumler Implements #2
Projected Final FY of Rebate:	2022

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2014

TIF Taxing District Data Collection

Local Government Name:	WEST UNION (33G322)
Urban Renewal Area:	WEST UNION IND URBAN RENEWAL (33002)
TIF Taxing District Name:	WEST UNION CITY/NORTH FAYETTE SCH/WEST UNION UR IND TIF INCREM
TIF Taxing District Inc. Number:	33115
TIF Taxing District Base Year:	2012
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

UR Designation	
Slum	09/1991
Blighted	09/1991
Economic Development	12/1991

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	300,790	3,537,940	4,298,330	0	0	8,137,060	0	8,137,060
Taxable	0	158,867	3,537,940	4,298,330	0	0	7,995,137	0	7,995,137
Homestead Credits									3

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	1,438,120	6,698,940	2,164,339	4,534,601	153,475

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	WEST UNION (33G322)
Urban Renewal Area:	WEST UNION IND URBAN RENEWAL (33002)
TIF Taxing District Name:	WEST UNION CITY AG/NORTH FAYETTE SCH/WEST UNION UR IND TIF INCREM
TIF Taxing District Inc. Number:	33117
TIF Taxing District Base Year:	2012
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	348,080	0	0	0	0	0	348,080	0	348,080
Taxable	208,614	0	0	0	0	0	208,614	0	208,614
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	200,310	147,770	0	147,770	3,543

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WEST UNION (33G322)
 Urban Renewal Area: WEST UNION IND URBAN RENEWAL (33002)
 TIF Taxing District Name: UNION TWP/NORTH FAYETTE SCH/WEST UNION UR IND TIF INCREM
 TIF Taxing District Inc. Number: 33119

TIF Taxing District Base Year: 2012
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	326,040	0	0	0	0	0	326,040	0	326,040
Taxable	195,407	0	0	0	0	0	195,407	0	195,407
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	83,670	195,407	0	195,407	4,873

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WEST UNION (33G322)
 Urban Renewal Area: WEST UNION IND URBAN RENEWAL (33002)
 TIF Taxing District Name: WEST UNION CITY/NORTH FAYETTE SCH/WEST UNION BAUMLER
 IMPLEMENT UR TIF INCREM

TIF Taxing District Inc. Number: 33182

TIF Taxing District Base Year: 2006
 FY TIF Revenue First Received: 2008
 Subject to a Statutory end date? Yes

Fiscal year this TIF Taxing District
 statutorily ends: 2018

UR Designation	
Slum	No
Blighted	No
Economic Development	09/2007

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	476,820	0	0	0	476,820	0	476,820
Taxable	0	0	476,820	0	0	0	476,820	0	476,820
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	152,410	324,410	312,673	11,737	397

FY 2014 TIF Revenue Received: 10,835

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TIF Taxing District Data Collection

Local Government Name:	WEST UNION (33G322)
Urban Renewal Area:	WEST UNION IND URBAN RENEWAL (33002)
TIF Taxing District Name:	WEST UNION CITY/NORTH FAYETTE SCH/WEST UNION GARVIN & MOSER
UR TIF INCREM	
TIF Taxing District Inc. Number:	33186
TIF Taxing District Base Year:	2006
FY TIF Revenue First Received:	2008
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2013

UR Designation	
Slum	No
Blighted	No
Economic Development	08/2007

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	438,280	0	0	0	0

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	WEST UNION (33G322)
Urban Renewal Area:	WEST UNION IND URBAN RENEWAL (33002)
TIF Taxing District Name:	WEST UNION CITY/NORTH FAYETTE SCH/WEST UNION STONEY BROOK
APTS. UR TIF INCREM	
TIF Taxing District Inc. Number:	33192
TIF Taxing District Base Year:	2007
FY TIF Revenue First Received:	2012
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2020

UR Designation	
Slum	No
Blighted	No
Economic Development	07/2020

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	149,330	0	0	0	0	149,330	0	149,330
Taxable	0	78,871	0	0	0	0	78,871	0	78,871
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	34,120	78,871	78,871	0	0

FY 2014 TIF Revenue Received: 2,671

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TIF Taxing District Data Collection

Local Government Name:	WEST UNION (33G322)
Urban Renewal Area:	WEST UNION IND URBAN RENEWAL (33002)
TIF Taxing District Name:	WEST UNION CITY/NORTH FAYETTE SCH/WEST UNION STONEY BROOK
ESTATES/UR IND TIF INCREM.	
TIF Taxing District Inc. Number:	33204
TIF Taxing District Base Year:	2006
FY TIF Revenue First Received:	2010
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,202,370	0	0	0	0	1,202,370	0	1,202,370
Taxable	0	635,061	0	0	0	0	635,061	0	635,061
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	833,950	368,420	368,420	0	0

FY 2014 TIF Revenue Received: 12,457

TIF Taxing District Data Collection

Local Government Name:	WEST UNION (33G322)
Urban Renewal Area:	WEST UNION IND URBAN RENEWAL (33002)
TIF Taxing District Name:	WEST UNION CITY/NORTH FAYETTE SCH/WEST UNION UNITED DAIRY/UR
IND TIF INCREM.	
TIF Taxing District Inc. Number:	33208
TIF Taxing District Base Year:	2011
FY TIF Revenue First Received:	2013
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	182,210	0	0	0	182,210	0	182,210
Taxable	0	0	182,210	0	0	0	182,210	0	182,210
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	129,200	53,010	53,010	0	0

FY 2014 TIF Revenue Received: 1,794

Urban Renewal Area Data Collection

Local Government Name: WEST UNION (33G322)
 Urban Renewal Area: WEST UNION COMM URBAN RENEWAL
 UR Area Number: 33003

UR Area Creation Date: 08/1992

UR Area Purpose: To contribute to a diversified, well-balanced local economy by creating job opportunities and strengthening the property tax base. To assist in providing land for new and expanded industrial development.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WEST UNION CITY/NORTH FAYETTE SCH/WEST UNION UR COMM TIF INCREM	33132	33133	0
WEST UNION CITY/NORTH FAYETTE SCH/WEST UNION JENSEN 2ND ADD UR TIF INCREM	33179	33180	0
WEST UNION CITY/NORTH FAYETTE SCH/WEST UNION UR COMM 2007 AMD TIF INCREM	33187	33188	0
WEST UNION CITY/NORTH FAYETTE SCH/WEST UNION DAIRY QUEEN UR TIF INCREM	33189	33190	102,280
WEST UNION CITY/NORTH FAYETTE SCH/NORTH FAYETTE FITNESS/UR COMM TIF INCREM.	33199	33200	7,380
WEST UNION CITY/NORTH FAYETTE SCH/WEST UNION DOWNTOWN STREET/UR COMM TIF INCREM.	33201	33202	0

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	5,371,150	7,101,110	0	0	-7,408	12,464,852	0	12,464,852
Taxable	0	2,836,862	7,101,110	0	0	-7,408	9,930,564	0	9,930,564
Homestead Credits									21

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013: 0 0 **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 78,712
 TIF Sp. Revenue Fund Interest: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 78,712

Rebate Expenditures: 3,588
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 3,588

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014: 75,124 0 **Amount of 06-30-2014 Cash Balance Restricted for LMI**

Projects For WEST UNION COMM URBAN RENEWAL

Dairy Queen

Description:	Restaurant
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

North Fayette Fitness

Description:	Fitness Center
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

WU Downtown Street

Description:	Sewer and Water Projects
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

West Union Dental Clinic

Description:	Dental Clinic
Classification:	Commercial-Medical
Physically Complete:	Yes
Payments Complete:	No

Appliance Plus

Description:	U.S. Cellular Center
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For WEST UNION COMM URBAN RENEWAL

North Fayette Fitness Rebate

Debt/Obligation Type:	Rebates
Principal:	376,961
Interest:	0
Total:	376,961
Annual Appropriation?:	Yes
Date Incurred:	06/20/2011
FY of Last Payment:	2023

Dairy Queen Rebate

Debt/Obligation Type:	Rebates
Principal:	12,493
Interest:	0
Total:	12,493
Annual Appropriation?:	No
Date Incurred:	10/06/2008
FY of Last Payment:	2020

West Union Dental Clinic

Debt/Obligation Type:	Rebates
Principal:	62,000
Interest:	0
Total:	62,000
Annual Appropriation?:	Yes
Date Incurred:	09/03/2013
FY of Last Payment:	2020

Appliance Plus

Debt/Obligation Type:	Rebates
Principal:	21,000
Interest:	0
Total:	21,000
Annual Appropriation?:	Yes
Date Incurred:	09/03/2013
FY of Last Payment:	2020

West Union Downtown Street

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	01/01/2012
FY of Last Payment:	2015

Rebates For WEST UNION COMM URBAN RENEWAL

313 Highway 150 North West Union, Iowa 52175

TIF Expenditure Amount:	126
Rebate Paid To:	Joshua & Nedra Blietz
Tied To Debt:	North Fayette Fitness Rebate
Tied To Project:	North Fayette Fitness
Projected Final FY of Rebate:	2023

210 Bradford Street West Union, Iowa 52175

TIF Expenditure Amount:	3,462
Rebate Paid To:	Merle Lahey
Tied To Debt:	Dairy Queen Rebate
Tied To Project:	Dairy Queen
Projected Final FY of Rebate:	2020

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2014

TIF Taxing District Data Collection

Local Government Name:	WEST UNION (33G322)
Urban Renewal Area:	WEST UNION COMM URBAN RENEWAL (33003)
TIF Taxing District Name:	WEST UNION CITY/NORTH FAYETTE SCH/WEST UNION UR COMM TIF INCREM
TIF Taxing District Inc. Number:	33133
TIF Taxing District Base Year:	2012
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	535,630	0	0	0	535,630	0	535,630
Taxable	0	0	535,630	0	0	0	535,630	0	535,630
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	69,910	465,720	0	465,720	15,762

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	WEST UNION (33G322)
Urban Renewal Area:	WEST UNION COMM URBAN RENEWAL (33003)
TIF Taxing District Name:	WEST UNION CITY/NORTH FAYETTE SCH/WEST UNION JENSEN 2ND ADD UR TIF INCREM
TIF Taxing District Inc. Number:	33180
TIF Taxing District Base Year:	0
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	3,751,940	0	0	0	0	3,751,940	0	3,751,940
Taxable	0	1,981,650	0	0	0	0	1,981,650	0	1,981,650
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	5,540	1,981,650	0	1,981,650	67,069

FY 2014 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name:	WEST UNION (33G322)
Urban Renewal Area:	WEST UNION COMM URBAN RENEWAL (33003)
TIF Taxing District Name:	WEST UNION CITY/NORTH FAYETTE SCH/WEST UNION UR COMM 2007 AMD
TIF INCREM	
TIF Taxing District Inc. Number:	33188
TIF Taxing District Base Year:	0
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	628,960	0	0	0	628,960	0	628,960
Taxable	0	0	628,960	0	0	0	628,960	0	628,960
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	720,260	0	0	0	0

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	WEST UNION (33G322)
Urban Renewal Area:	WEST UNION COMM URBAN RENEWAL (33003)
TIF Taxing District Name:	WEST UNION CITY/NORTH FAYETTE SCH/WEST UNION DAIRY QUEEN UR
TIF INCREM	
TIF Taxing District Inc. Number:	33190
TIF Taxing District Base Year:	2007
FY TIF Revenue First Received:	2012
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2020

UR Designation	
Slum	07/1992
Blighted	07/1992
Economic Development	07/1992

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	219,940	0	0	0	219,940	0	219,940
Taxable	0	0	219,940	0	0	0	219,940	0	219,940
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	117,660	102,280	102,280	0	0

FY 2014 TIF Revenue Received: 3,462

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TIF Taxing District Data Collection

Local Government Name:	WEST UNION (33G322)
Urban Renewal Area:	WEST UNION COMM URBAN RENEWAL (33003)
TIF Taxing District Name:	WEST UNION CITY/NORTH FAYETTE SCH/NORTH FAYETTE FITNESS/UR COMM TIF INCREM.
TIF Taxing District Inc. Number:	33200
TIF Taxing District Base Year:	2007
FY TIF Revenue First Received:	2013
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	105,900	0	0	0	105,900	0	105,900
Taxable	0	0	105,900	0	0	0	105,900	0	105,900
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	98,520	7,380	7,380	0	0

FY 2014 TIF Revenue Received: 250

TIF Taxing District Data Collection

Local Government Name:	WEST UNION (33G322)
Urban Renewal Area:	WEST UNION COMM URBAN RENEWAL (33003)
TIF Taxing District Name:	WEST UNION CITY/NORTH FAYETTE SCH/WEST UNION DOWNTOWN STREET/UR COMM TIF INCREM.
TIF Taxing District Inc. Number:	33202
TIF Taxing District Base Year:	2008
FY TIF Revenue First Received:	2014
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,619,210	5,610,680	0	0	-7,408	7,222,482	0	7,222,482
Taxable	0	855,212	5,610,680	0	0	-7,408	6,458,484	0	6,458,484
Homestead Credits									21

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	7,725,530	0	0	0	0

FY 2014 TIF Revenue Received: 75,000

▲ Annual Urban Renewal Report, Fiscal Year 2013 - 2014

Urban Renewal Area Data Collection

Local Government Name: WEST UNION (33G322)
 Urban Renewal Area: WEST UNION UNION RIDGE URBAN RENEWAL
 UR Area Number: 33008
 UR Area Creation Date: 07/2001
 UR Area Purpose: Residential Subdivision

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
WEST UNION CITY/NORTH FAYETTE SCH/UNION RIDGE UR TIF INCREM	33163	33164	0

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	3,583,330	0	0	0	0	3,583,330	0	3,583,330
Taxable	0	1,892,593	0	0	0	0	1,892,593	0	1,892,593
Homestead Credits									11

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013: **139,966** **20,703** **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 0
 TIF Sp. Revenue Fund Interest: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 0

Rebate Expenditures: 0
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 0

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014: **139,966** **13,201** **Amount of 06-30-2014 Cash Balance Restricted for LMI**

Projects For WEST UNION UNION RIDGE URBAN RENEWAL

Union Ridge Development

Description:	Residential Housing
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Rebates For WEST UNION UNION RIDGE URBAN RENEWAL

Union Ridge Development

TIF Expenditure Amount:	0
Rebate Paid To:	Northern Ag Sefvices C/O Randy Osmundson
Tied To Project:	Union Ridge Development
Projected Final FY of Rebate:	2013

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2014

TIF Taxing District Data Collection

Local Government Name: WEST UNION (33G322)
 Urban Renewal Area: WEST UNION UNION RIDGE URBAN RENEWAL (33008)
 TIF Taxing District Name: WEST UNION CITY/NORTH FAYETTE SCH/UNION RIDGE UR TIF INCREM
 TIF Taxing District Inc. Number: 33164

TIF Taxing District Base Year: 2001
 FY TIF Revenue First Received: 2003
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	3,583,330	0	0	0	0	3,583,330	0	3,583,330
Taxable	0	1,892,593	0	0	0	0	1,892,593	0	1,892,593
Homestead Credits									11

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	12,000	1,892,593	0	1,892,593	64,055

FY 2014 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2013 - 2014

Urban Renewal Area Data Collection

Local Government Name: WEST UNION (33G322)
 Urban Renewal Area: WEST UNION NORTH PARK HEIGHTS URBAN RENEWAL
 UR Area Number: 33010

UR Area Creation Date: 07/2001

UR Area Purpose: Promote new residential development.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WEST UNION CITY/NORTH FAYETTE SHC/WEST UNION N PARK HEIGHTS UR TIF INCREM	33153	33154	0

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	2,061,880	0	0	0	-1,852	2,060,028	0	2,060,028
Taxable	0	1,089,015	0	0	0	-1,852	1,087,163	0	1,087,163
Homestead Credits									9

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013: **0** **20,701** **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 0
 TIF Sp. Revenue Fund Interest: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 0

Rebate Expenditures: 0
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 0

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014: **0** **13,202** **Amount of 06-30-2014 Cash Balance Restricted for LMI**

Projects For WEST UNION NORTH PARK HEIGHTS URBAN RENEWAL

North Park Heights

Description:	Residential subdivision
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	Yes

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2014

TIF Taxing District Data Collection

Local Government Name:	WEST UNION (33G322)
Urban Renewal Area:	WEST UNION NORTH PARK HEIGHTS URBAN RENEWAL (33010)
TIF Taxing District Name:	WEST UNION CITY/NORTH FAYETTE SHC/WEST UNION N PARK HEIGHTS UR
TIF INCREM	
TIF Taxing District Inc. Number:	33154
TIF Taxing District Base Year:	2001
FY TIF Revenue First Received:	2003
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	2,061,880	0	0	0	-1,852	2,060,028	0	2,060,028
Taxable	0	1,089,015	0	0	0	-1,852	1,087,163	0	1,087,163
Homestead Credits									9

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	21,470	1,087,163	0	1,087,163	36,795

FY 2014 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: WEST UNION (33G322)
 Urban Renewal Area: WEST UNION GUNDERSEN CLINIC URBAN RENEWAL
 UR Area Number: 33013

UR Area Creation Date: 09/2007

UR Area Purpose: The development and redevelopment of the Gunderson Lutheran Medical Clinic utilizing TIF revenues.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WEST UNION CITY/NORTH FAYETTE SCH/WEST UNION GUNDERSEN CLINIC UR TIF INCREM	33183	33184	263,040

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	914,370	0	0	0	914,370	0	914,370
Taxable	0	0	914,370	0	0	0	914,370	0	914,370
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013: 0 0 **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 8,903

TIF Sp. Revenue Fund Interest: 0

Asset Sales & Loan Repayments: 0

Total Revenue: 8,903

Rebate Expenditures: 0

Non-Rebate Expenditures: 0

Returned to County Treasurer: 0

Total Expenditures: 0

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014: 8,903 0 **Amount of 06-30-2014 Cash Balance Restricted for LMI**

Projects For WEST UNION GUNDERSEN CLINIC URBAN RENEWAL

Gunderson Clinic

Description:	Build medical clinic
Classification:	Commercial-Medical
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For WEST UNION GUNDERSEN CLINIC URBAN RENEWAL

Gunderson Lutheran Rebate

Debt/Obligation Type:	Rebates
Principal:	239,749
Interest:	0
Total:	239,749
Annual Appropriation?:	Yes
Date Incurred:	10/11/2007
FY of Last Payment:	2024

Rebates For WEST UNION GUNDERSEN CLINIC URBAN RENEWAL

110 Jefferson Street West Union, Iowa 52175

TIF Expenditure Amount:	0
Rebate Paid To:	Gunderson Lutheran
Tied To Debt:	Gunderson Lutheran Rebate
Tied To Project:	Gunderson Clinic
Projected Final FY of Rebate:	2024

TIF Taxing District Data Collection

Local Government Name:	WEST UNION (33G322)
Urban Renewal Area:	WEST UNION GUNDERSEN CLINIC URBAN RENEWAL (33013)
TIF Taxing District Name:	WEST UNION CITY/NORTH FAYETTE SCH/WEST UNION GUNDERSEN CLINIC
UR TIF INCREM	
TIF Taxing District Inc. Number:	33184
TIF Taxing District Base Year:	2009
FY TIF Revenue First Received:	2011
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	914,370	0	0	0	914,370	0	914,370
Taxable	0	0	914,370	0	0	0	914,370	0	914,370
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	651,330	263,040	263,040	0	0

FY 2014 TIF Revenue Received: 8,903